

TOWN OF BRIDGEVILLE

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ORDINANCE A11-4

With Conditions

AN ORDINANCE TO GRANT A CONDITONAL USE FOR THE LANDS OF JEFFREY R. TULL, TRUSTEE, AND PAMELA E. TULL, TRUSTEE, IN AN R-1 RESIDENTIAL DISTRICT FOR A CERTAIN PARCEL OF LAND CONTAINING 14,320 SQUARE FEET, MORE OR LESS, IDENTIFIED AS SUSSEX COUNTY TAX MAP PARCEL NO. 1-31-10.20-79.00 (101 ELLIOTT DRIVE, BRIDGEVILLE, DELAWARE).

WHEREAS, on the 17th of August, 2011, a Conditional Use application for the conversion of a single-family dwelling to a two-family dwelling in an R-1 Residential District was filed on behalf of Jeffrey R. Tull, Trustee and Pamela E. Tull, Trustee for the parcel identified as Sussex County Tax Map parcel No. 1-31-10.20-79.00 (101 Elliott Drive, Bridgeville, Delaware).

WHEREAS, on the 26th day of September, 2011, a public hearing was held before the Planning and Zoning Commission and the Commission recommended to the Commissioners of Bridgeville that the application be granted, with conditions; and

WHEREAS, on the 10th day of October, 2011, the Commissioners of Bridgeville held, after notice, a public hearing and considered the presentation of the applicants and members of the public; and the Commissioners, based on the Finding of Facts, attached hereto, determined that said conditional use promotes the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of the Town of Bridgeville;

NOW, THEREFORE, THE COMMISSIONERS OF BRIDGEVILLE HEREBY ORDAIN:

Section 1. Pursuant to Article VI Section 234-30 (B) (3) of the Bridgeville Land Use and Development Code, a Conditional Use is granted to the property hereinafter described for the conversion of a single-family dwelling to a two-family dwelling in an R-1 residential district.

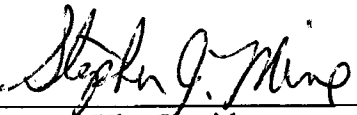
Section 2. This Ordinance is subject to the following conditions:

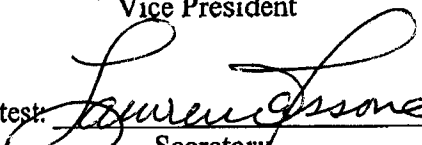
A. The Applicant shall submit a development plan for review and approval as may be required by the Land Use and Development Code.

B. The Applicant shall comply with all other statutes, laws ordinances, rules or regulations of any federal, state, county, or other governmental entity having subject matter jurisdiction over the proposed use of the premises.

Section 3. This ordinance shall take effect immediately upon its adoption by a majority vote of all the members elected to the Commissioners of Bridgeville.

COMMISSIONERS OF BRIDGEVILLE

By: 
Vice President

Attest: 
Secretary

Adopted: October 10, 2011

FINDINGS OF FACT

1. The property is owned by Jeffrey R. Tull, Trustee and Pamela E. Tull, Trustee.
2. The property is 14,320 square feet, more or less, located at 101 Elliott Drive.
3. It is the intention of the applicant to convert a single-family dwelling to a two-family dwelling in an R-1 Residential District.
4. The Town Commissioners have determined that this conditional use application:
 - A. Is in harmony with the purposes and intent of the Comprehensive Plan.
 - B. Will be in harmony with the general character of its neighborhood considering density, design, bulk, and scale of proposed new structures.
 - C. Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties.
 - D. Will not cause objectionable noise, vibrations, fumes, odors, dust, glare, or physical activity.
 - E. Will have no detrimental effect on vehicular or pedestrian traffic.
 - F. Will not adversely affect the health, safety, security, or general welfare of residents, visitors, or workers in the area.
 - G. Complies with all other applicable standards, laws, and regulations in addition to the provisions of this chapter.
5. This application has been reviewed and approved by the Planning and Zoning Commission.